

To: Connecticut General Assembly, Joint Housing Committee
From: Alan Cavagnaro

Dear distinguished members of the committee. My name is Alan Cavagnaro. **I represent myself, and myself only through this written testimony.** I am a Planning and Zoning Commissioner in South Windsor, Connecticut, and a full-time student at the University of Connecticut.

I am writing today to **oppose H.B. 5326 - AN ACT CONCERNING THE AFFORDABLE HOUSING APPEALS PROCESS AND REMOVING THE MUNICIPAL OPT-OUT DEADLINE FOR ACCESSORY APARTMENTS.**

As we all know, Connecticut faces a housing crisis. In fact, as of last year, [the state lacked nearly 87,000 affordable units](#). The solution should not be to move the goalposts to prevent the development of more affordable units. While I agree that on the local level, municipalities should find ways to deregulate unnecessary zoning regulations that prevent affordable units from being built, this is actually a **multi-faceted issue**. That means there are a plethora of actions we need to take as a community to solve this crisis. We need more housing units available in Connecticut for a less segregated state. If you don't believe me, Connecticut actually has the [lowest vacancy rate in the country, sitting at 2.1%](#).

Another area we need to analyze is 8-30g. While not perfect, 8-30g has been a successful tool to expand the number of affordable units in Connecticut. This 30-year law has **added more than 7,500 affordable units** to the state's housing livestock. While some would argue it is nearly impossible to impose new affordable developments in Connecticut's "Gold Coast", amending current zoning regulations in municipalities that address multi-family zoning is a first step to achieving affordability.

The merits of this bill attempt to limit the true potential of 8-30g. Limiting the number of affordable units that will be built over the next few decades by reducing requirements. It also attempts to limit the impact of accessory dwelling units through PA 21-29. By removing the deadline PA 21-29 contained, municipalities now have the power to opt-out of this state law anytime they please. This would be rewarding inaction and sending the message that if a municipality does not like said law, all one has to do is wait it out.

Thank you for your time and consideration, I hope all have a safe travel home tonight.

Sincerely,
Alan Cavagnaro
South Windsor, Connecticut